

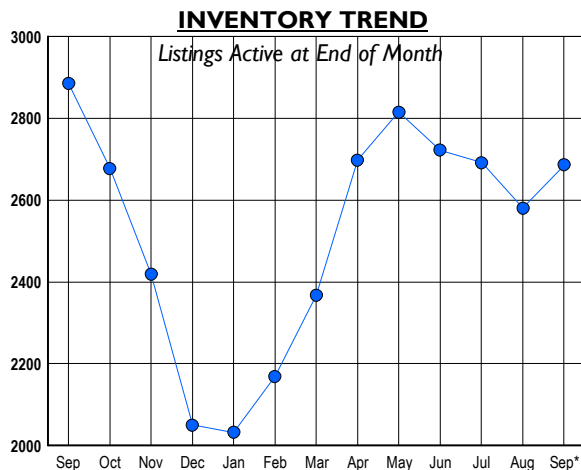
# MONTGOMERY COUNTY Residential Market Report



# HOUSING REPORT Single Family Homes September 2011

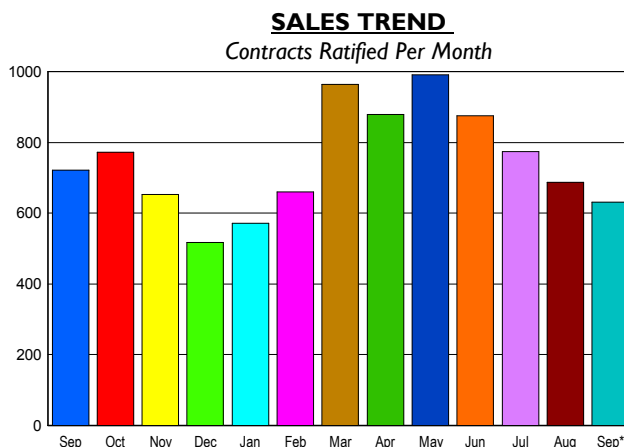
## LISTINGS

| Prices Range          | New This Month |             |              | Total Actives |             |             |
|-----------------------|----------------|-------------|--------------|---------------|-------------|-------------|
|                       | 2011           | 2010        | % Change     | 2011          | 2010        | % Change    |
| 0 - 149,999           | 11             | 32          | -65.6        | 28            | 67          | -58.2       |
| 150,000 - 199,999     | 35             | 77          | -54.5        | 82            | 129         | -36.4       |
| 200,000 - 299,999     | 161            | 191         | -15.7        | 337           | 495         | -31.9       |
| 300,000 - 399,999     | 195            | 203         | -3.9         | 529           | 530         | -0.2        |
| 400,000 - 499,999     | 118            | 153         | -22.9        | 362           | 367         | -1.4        |
| 500,000 - 599,999     | 125            | 134         | -6.7         | 308           | 306         | 0.7         |
| 600,000 - 699,999     | 90             | 78          | 15.4         | 229           | 233         | -1.7        |
| 700,000 - 799,999     | 73             | 75          | -2.7         | 183           | 139         | 31.7        |
| 800,000 - 899,999     | 63             | 56          | 12.5         | 156           | 118         | 32.2        |
| 900,000 - 999,999     | 32             | 26          | 23.1         | 64            | 71          | -9.9        |
| 1,000,000 - 1,249,999 | 51             | 41          | 24.4         | 113           | 94          | 20.2        |
| 1,250,000 - 1,499,999 | 28             | 31          | -9.7         | 84            | 100         | -16.0       |
| 1,500,000 +           | 49             | 63          | -22.2        | 211           | 236         | -10.6       |
| <b>TOTALS</b>         | <b>1031</b>    | <b>1160</b> | <b>-11.1</b> | <b>2686</b>   | <b>2885</b> | <b>-6.9</b> |

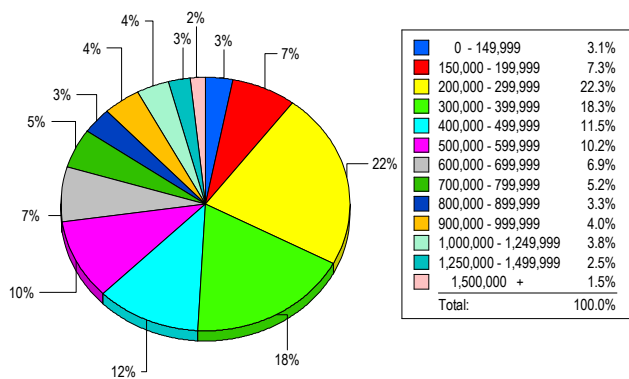


## CONTRACTS

| Price Range           | New This Month |            |              | Year-To-Date |             |             |
|-----------------------|----------------|------------|--------------|--------------|-------------|-------------|
|                       | 2011           | 2010       | % Change     | 2011         | 2010        | % Change    |
| 0 - 149,999           | 18             | 33         | -45.5        | 210          | 266         | -21.1       |
| 150,000 - 199,999     | 54             | 74         | -27.0        | 490          | 534         | -8.2        |
| 200,000 - 299,999     | 164            | 170        | -3.5         | 1,284        | 1,406       | -8.7        |
| 300,000 - 399,999     | 124            | 116        | 6.9          | 1,147        | 1,284       | -10.7       |
| 400,000 - 499,999     | 67             | 82         | -18.3        | 764          | 908         | -15.9       |
| 500,000 - 599,999     | 52             | 75         | -30.7        | 605          | 649         | -6.8        |
| 600,000 - 699,999     | 42             | 43         | -2.3         | 483          | 568         | -15.0       |
| 700,000 - 799,999     | 30             | 37         | -18.9        | 353          | 361         | -2.2        |
| 800,000 - 899,999     | 20             | 26         | -23.1        | 216          | 261         | -17.2       |
| 900,000 - 999,999     | 13             | 11         | 18.2         | 145          | 152         | -4.6        |
| 1,000,000 - 1,249,999 | 21             | 21         | 0.0          | 205          | 186         | 10.2        |
| 1,250,000 - 1,499,999 | 12             | 16         | -25.0        | 143          | 148         | -3.4        |
| 1,500,000 +           | 14             | 18         | -22.2        | 171          | 152         | 12.5        |
| <b>TOTALS</b>         | <b>631</b>     | <b>722</b> | <b>-12.6</b> | <b>6216</b>  | <b>6875</b> | <b>-9.6</b> |



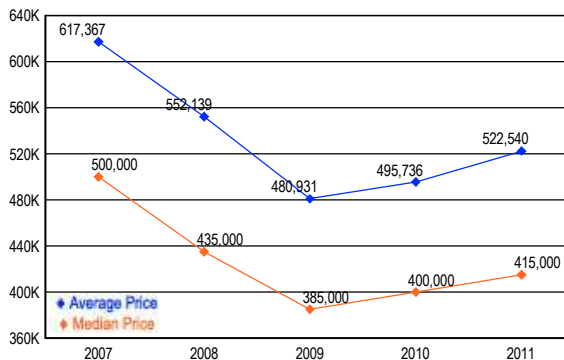
## MARKET BY PRICE RANGE



## SETTLEMENTS

| Price Range           | New This Month |            |              | Year-to-Date |             |              |
|-----------------------|----------------|------------|--------------|--------------|-------------|--------------|
|                       | 2011           | 2010       | % Change     | 2011         | 2010        | % Change     |
| 0 - 149,999           | 16             | 22         | -27.3        | 181          | 221         | -18.1        |
| 150,000 - 199,999     | 38             | 48         | -20.8        | 385          | 449         | -14.3        |
| 200,000 - 299,999     | 116            | 128        | -9.4         | 1,100        | 1,296       | -15.1        |
| 300,000 - 399,999     | 95             | 119        | -20.2        | 1,058        | 1,231       | -14.1        |
| 400,000 - 499,999     | 60             | 71         | -15.5        | 741          | 843         | -12.1        |
| 500,000 - 599,999     | 53             | 52         | 1.9          | 559          | 601         | -7.0         |
| 600,000 - 699,999     | 36             | 47         | -23.4        | 470          | 525         | -10.5        |
| 700,000 - 799,999     | 27             | 30         | -10.0        | 336          | 359         | -6.4         |
| 800,000 - 899,999     | 17             | 14         | 21.4         | 222          | 228         | -2.6         |
| 900,000 - 999,999     | 21             | 11         | 90.9         | 139          | 143         | -2.8         |
| 1,000,000 - 1,249,999 | 20             | 16         | 25.0         | 223          | 195         | 14.4         |
| 1,250,000 - 1,499,999 | 13             | 11         | 18.2         | 114          | 115         | -0.9         |
| 1,500,000 +           | 8              | 14         | -42.9        | 149          | 115         | 29.6         |
| <b>TOTALS</b>         | <b>520</b>     | <b>583</b> | <b>-10.8</b> | <b>5677</b>  | <b>6321</b> | <b>-10.2</b> |

## AVERAGE & MEDIAN PRICE



**DATA SOURCE: Metropolitan Regional Information Systems, Inc. (MRIS)**  
 NOTES: Properties not listed through this Multiple Listing Service are not reflected. The term "sales" represents ratified purchase contracts. Current year information is preliminary and subject to revision. Current year-to-date contract information may not equal the sum of the monthly contract totals reported in